

**ORDINANCE NO. 20090820-051**

**AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 7205 CAMERON ROAD FROM FAMILY RESIDENCE (SF-3) DISTRICT TO NEIGHBORHOOD COMMERCIAL-CONDITIONAL OVERLAY (LR-CO) COMBINING DISTRICT.**

**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:**

**PART 1.** The zoning map established by Section 25-2-191 of the City Code is amended to change the base district from family residence (SF-3) district to neighborhood commercial-conditional overlay (LR-CO) combining district on the property described in Zoning Case No. C14-2009-0053, on file at the Planning and Development Review Department, as follows:

A 2.411 acre tract of land, more or less, out of the James P. Wallace Survey No. 57 in Travis County, the tract of land being more particularly described by metes and bounds in Exhibit "A" incorporated into this ordinance (the "Property"),

locally known as 7205 Cameron Road, in the City of Austin, Travis County, Texas, and generally identified in the map attached as Exhibit "B".

**PART 2.** The Property within the boundaries of the conditional overlay combining district established by this ordinance is subject to the following conditions:

A site plan or building permit for the Property may not be approved, released, or issued, if the completed development or uses of the Property, considered cumulatively with all existing or previously authorized development and uses, generate traffic that exceeds 2,000 trips per day.

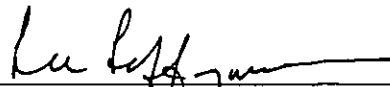
Except as specifically restricted under this ordinance, the Property may be developed and used in accordance with the regulations established for the neighborhood commercial (LR) base district, and other applicable requirements of the City Code.

**PART 3.** This ordinance takes effect on August 31, 2009.

**PASSED AND APPROVED**

\_\_\_\_\_, August 20, 2009

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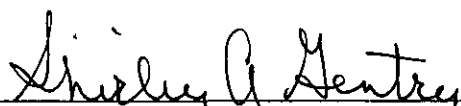
Lee Leffingwell  
Mayor

**APPROVED:**



David Allan Smith  
City Attorney

**ATTEST:**



Shirley A. Gentry  
City Clerk

FIELD NOTES  
2.411 ACRES O.

EXHIBIT A

FIELD NOTES FOR 2.411 ACRES OF LAND, MORE OR LESS, BEING OUT OF THE JAMES P. WALLACE SURVEY NO. 57 IN TRAVIS COUNTY, TEXAS, BEING FURTHER DESCRIBED AS BEING COMPRISED OF THE FOLLOWING TRACTS -

1. A PORTION OF THAT 2.0 ACRE TRACT OF LAND CONVEYED FROM FRANCES WIMBERLY TO CECIL L. WIMBERLY IN VOLUME 750 AT PAGE 217 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS;
2. ALL OF A 0.39 ACRE TRACT OF LAND ( 105.0 FEET BY 160.0 FEET ) CONVEYED FROM H.B. BOSTON AND WIFE, RUBY HELEN BOSTON TO CECIL L. WIMBERLY AND WIFE, DORIS E. WIMBERLY IN VOLUME 1211 AT PAGE 475 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS;
3. ALL OF THAT 82.5 FEET BY 158 FEET TRACT OF LAND CONVEYED FROM J.F. WIMBERLY AND WIFE, MARY E. WIMBERLY TO CECIL L. WIMBERLY IN VOLUME 827 AT PAGE 511 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS;
4. ALL OF THAT 70 FEET BY 83.63 FEET TRACT OF LAND CONVEYED FROM J.F. WIMBERLY AND WIFE, MARY E. WIMBERLY TO CECIL L. WIMBERLY AND WIFE, DORIS E. WIMBERLY IN VOLUME 1211 AT PAGE 473 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS;
5. A PORTION OF THAT TRACT OF LAND CONVEYED FROM P.F. STEWART AND WIFE, VERA STEWART TO H.B. BOSTON AND WIFE, RUBY HELEN BOSTON IN VOLUME 745 AT PAGE 529 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS. ( NOTE - TRACT OF LAND IS EASTERN PORTION OF 15 FEET BY 520 FEET TRACT OF LAND CONVEYED AS PERPETUAL EASEMENT FOR PASSAGEWAY PURPOSES IMMEDIATELY TO THE EAST OF THE BELOW MENTIONED 15 FEET BY 292 FEET TRACT OF LAND
6. A PORTION OF THE 15 FEET BY 292 FEET TRACT OF LAND CONVEYED FROM H.B. BOSTON AND WIFE, RUBY HELEN BOSTON TO CECIL L. WIMBERLY AND WIFE, DORIS E. WIMBERLY IN VOLUME 3432 AT PAGE 299 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS;

SAID 2.411 ACRES OF LAND, MORE OR LESS, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS :

BEGINNING at a brass disk in concrete, found, being located on the North line of a 15 feet by 292 feet tract of land conveyed in Volume 3432 at Page 299 of the Deed Records of Travis County, Texas, also being the Southwest corner of a tract of land conveyed to Southwestern Bell Telephone Company in Volume 13327 at Page 824 of the Real Property Records of Travis County, Texas, also being located on the East R.O.W. line of present day Cameron Road and being the Northwest corner of Subject Tract;

THENCE for the following four (4) courses and distances :

1. S 62-06-45 E leaving the East R.O.W. line of Cameron Road and traveling along the North line of the aforementioned 15 feet by 292 feet tract, said line also being the South line of the aforementioned Southwestern Bell Telephone Company tract, for a distance of 242.93 feet, to an iron pin, found, being the Northeast corner of the aforementioned 15 feet by 292 feet tract, also being the Southeast corner of the aforementioned Southwestern Bell Telephone Company tract, and being the Southwest corner of a 70 feet by 83.63 feet tract of land recorded in Volume 1211 at Page 473 of the Deed Records of Travis County, Texas;
2. N 26-49-16 E along the East line of the aforementioned Southwestern Bell Telephone Company tract, said line also being the West line of the aforementioned 70 feet by 83.63 feet tract, for a distance of 82.75 feet, to an iron pin, found in a tree, being the Northeast corner of the aforementioned Southwestern Bell Telephone Company tract, also being the Northwest corner of the aforementioned 70 feet by 83.63 feet tract, and being located on the South side of a tract of land conveyed to Maria Torres in Volume 12257 at page 1529 of the Real Property Records of Travis County, Texas;
3. S 62-01-10 E along the North line of the aforementioned 70 feet by 83.63 feet tract and then along the North line of 82.5 feet by 158 feet tract of land recorded in Volume 827 at Page 511 of the Deed Records of Travis County, Texas, said also being along the South line of the aforementioned Maria Torres tract and then along the South line of "Reagan Heights", a subdivision in Travis County, Texas, of record in Plat Book 42 at Page 1 of the Plat Records of Travis County, Texas, for a distance of 158.44 feet, to an iron pin, found;
4. S 61-51-11 E continuing along the North line of the aforementioned 82.5 feet by 158 feet tract and then traveling along the North line of a 2.0 acre tract of land recorded in Volume 750 at Page 217 of the Deed Records of Travis County, Texas, said line also being along the South line of the aforementioned subdivision, "Reagan Heights", for a distance of 380.55 feet, to an iron pin, found, being the Northwest corner of a tract of land conveyed to the City of Austin in Volume 13058 at Page 1 of the Real Property Records of Travis County, Texas and being the Northeast corner of Subject Tract;

THENCE S                      W passing into and through                      rementioned 2.0 acre tract, said line                      being the West line of the afore                     mentioned City of Austin tract, for a distance of 203.13 feet, to an iron pin, found, being the Southwest corner of the aforementioned City of Austin tract, also being located on the South line of the aforementioned 2.0 acre tract, also being located on the North R.O.W. line of East St. Johns Avenue and being the Southeast corner of Subject Tract;

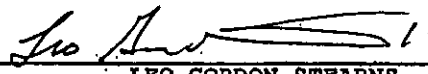
THENCE N 61-50-00 W along the North R.O.W. line of East St. Johns Avenue, said line also being along the South line of the aforementioned 2.0 acre tract and then being along the South line of a 0.39 acre tract of land recorded in Volume 1211 at Page 475 of the Deed Records of Travis County, Texas, for a distance of 464.68 feet, to a pipe, found, being the Southwest corner of the aforementioned 0.39 acre tract, also being the Southeast corner of "Marks Addition", a subdivision in Travis County, Texas, of record in Plat Book 45 at Page 20 of the Plat Records of Travis County, Texas, and being the most Southerly Southwest corner of Subject Tract;

THENCE along the perimeter of the aforementioned subdivision, "Marks Addition", for the following two (2) courses and distances :

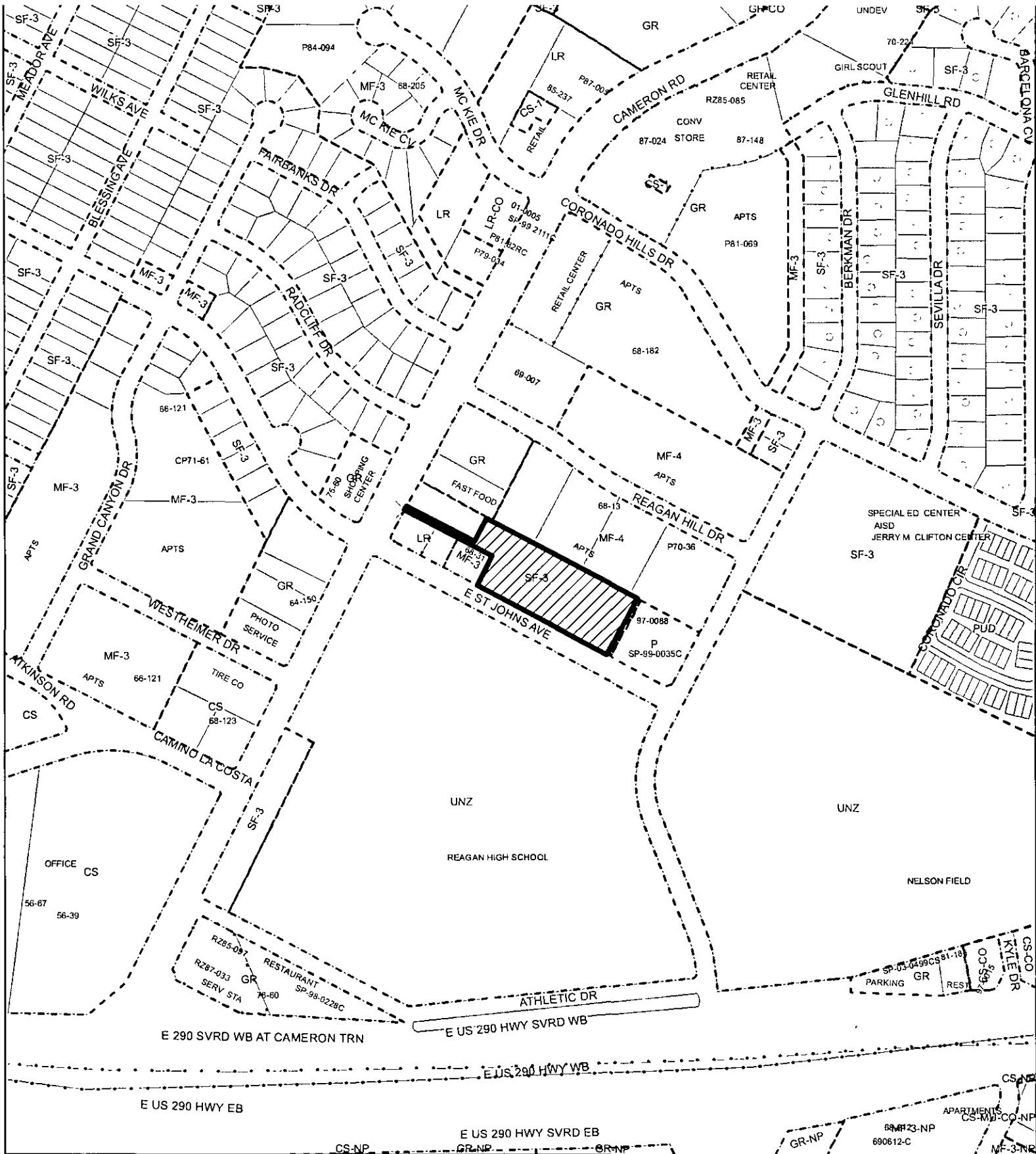
1. N 26-35-27 E along the West line of the aforementioned 0.39 acre tract, said line also being along the East line of the aforementioned subdivision, "Marks Addition", for a distance of 105.46 feet, to a pipe, found, being the Northwest corner of the aforementioned 0.39 acre tract, also being the Northeast corner of the aforementioned subdivision, "Marks Addition" and being located on the South line of a portion of a 15 feet by 520 feet perpetual easement for passageway recorded in Volume 817 at Page 411 of the Deed Records of Travis County, Texas, located within a tract of land conveyed to H.B. Boston and wife., Ruby Helen Boston, in Volume 745 at page 529 of the Deed Records of Travis County, Texas;
2. N 61-55-28 W along the North line of the aforementioned subdivision, "Marks Addition", said line also being along South line of the aforementioned 15 feet by 520 feet portion of easement located in that H.B. Boston tract and then being along the South line of the aforementioned 15 feet by 292 feet tract ( this is portion of the aforementioned 15 feet by 520 feet passageway easement recorded in Volume 3432 at Page 299, Deed Records of Travis County, Texas ), for a distance of 313.15 feet, to a pipe, found, being the Northwest corner of the aforementioned subdivision, "Marks Addition", also being located on the East R.O.W. line of Cameron Road and being the most Westerly Southwest corner of Subject Tract;

THENCE N 30-14-20 E along the East R.O.W. line of Cameron Road, passing into and through the aforementioned 15 feet by 292 feet tract, for a distance of 13.66 feet, to the PLACE OF BEGINNING, containing 2.411 acres of land, more or less.

I, LEO GORDON STEARNS, JR., A REGISTERED PROFESSIONAL LAND SURVEYOR, DO CERTIFY THAT THE COURSES, DISTANCES AND AREA WERE DETERMINED BY A SURVEY ON THE GROUND AND ARE TRUE AND CORRECT. GIVEN UNDER MY HAND AND SEAL, THIS THE 20TH DAY OF DECEMBER, 2000.

  
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LEO GORDON STEARNS, JR.  
REGISTERED PROFESSIONAL LAND SURVEYOR / NO. 4649  
STEARNS AND ASSOCIATES, INC.  
11303 TEDFORD STREET / AUSTIN, TEXAS / 78753  
PHONE NUMBER : (512) 836-0533  
DISC : D-CCOGO-00-DEC  
FILE : CAMERON  
JOB NUMBER : 17943





**SUBJECT TRACT**



**ZONING BOUNDARY**



**PENDING CASE**

**OPERATOR: S. MEEKS**

## ZONING EXHIBIT B

**ZONING CASE#:** C14-2009-0053  
**ADDRESS:** 7205 CAMERON RD  
**SUBJECT AREA:** 2.411 ACRES  
**GRID:** L27  
**MANAGER:** J. HARDEN



1" = 400'

This map has been produced by G I S Services for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.